

W-3574 Track West University Neighborhood Outreach Report

On February 28, 2023, 118 outreach letters were sent to property owners and neighbors within 500 feet of the subject site and beyond. These letters provided a summary of the proposed rezoning request to HB-S from HB-S, LB-L, and RS-12, as well as an illustrative site plan of the proposed development. Seventeen (17) neighbors responded to the invitation with two (2) neighbors not able to attend and requested information. An online Microsoft Teams meeting was held on March 9, 2023 at 5:30 pm.

Correspondence Prior to Meeting:

- 1) One neighbor had responded by email to state that she was opposed to any rezoning and did not request to attend the meeting.
- 2) The neighbor directly across Laura Avenue and fronting University Parkway emailed that she would not be able to attend but would like a call to discuss.
 - a) Stimmel called and discussed the zoning request with her on Tuesday, March 7.
 - b) She asked if her property could be part of the zoning request and Stimmel let her know that it was not possible to include.
 - c) Once she found out that her property would not be included in the request, she stated that she was opposed to the zoning but maintained she wanted to sell at a price for commercial development.
 - d) Her concerns were the traffic issues on University Parkway (her driveway access is off University), Trash Issues, Homeless Issues, concern the development would bring crime into the area, and the development will cause property taxes to increase.

Online Meeting:

- 1) Fifteen (15) neighbors attended the online meeting. Nine (9) joined online and six (6) joined by phone. An overview of the zoning request was provided discussing the site plan, buffers, access, stormwater, the overall zoning process, and the Traffic Impact Analysis. Please refer to attached plans.

Representatives included: Luke Dickey (Stimmel), Gaines Hunter (Stimmel), Brandon Kublanow (Developer), Dionne Brown (Davenport), Royal Hinshaw (Davenport)

After the plan and zoning overview, the floor was opened for questions. Six (6) of the neighbors were the most active in the question-and-answer period with a couple neighbors agreeing with comments made and expressed their agreement in the chat feature.

- a) Traffic concerns on Laura Avenue and University Parkway were discussed and how cars block intersections and cause back-ups in all directions. People utilize Laura Ave. as a cut-through to east bound Oak Summit to avoid the traffic signal at University Pkwy and Oak Summit.

- b) Concerned about pedestrian safety on Laura Ave from increased traffic of development.
- c) Some residents park their cars on Laura Ave and it is a challenge to navigate and this will become an issue with more traffic.
- d) A question was asked about the restaurant and its hours for closing.
Response was that the closing hours would most likely be 9:30 pm or 10 pm.
- e) A question was asked whether alcohol would be served at the restaurant.
Response was that the potential restaurant would serve alcohol.
- f) The homeless population was a concern for a couple neighbors and their opinion was the addition of new businesses with parking lots would bring the homeless closer to the neighborhood.
Response was that the proposed bank and restaurant would monitor and not permit loitering on the properties.
- g) A couple neighbors expressed concerns regarding negative impacts to property values.
Response was the tax value of the redevelopment would be greater than what is existing. This higher taxable investment would most likely not decrease the surrounding properties' values.
- h) A neighbor expressed that Laura Ave was multi-racial neighborhood with some lower income residents that would be negatively impacted by this development. – Equity issue. Additionally, some neighbors do not have cars and walk to get food across University Parkway. The additional traffic on University Pkwy and Laura Ave would be a concern.
- i) A neighbor expressed that there are elderly residents on Laura Ave and was concerned regarding their safety with additional traffic.
- j) A neighbor expressed concerns regarding speeding issues on Laura Ave which is posted at 25 mph and wanted traffic calming.
Response was the development would be required for improvements to Laura Ave along its property frontage. This would most likely be the requirement to install curb & gutter and sidewalk. The neighborhood can request traffic calming through the City and there is a process to follow. Stimmel emailed a copy of the traffic calming process with a link to the policy to neighbors that attended the meeting.
- k) A neighbor expressed concerns with the Barlow Court at the end of Laura Ave which is a dead-end street and potential access concerns with traffic not making the turn at Dogwood Drive to go to Oak Summit.
- l) A neighbor expressed concerns regarding passing vehicles throwing trash into the neighborhood and that will increase with additional traffic. Also expressed concerns of trash generated from the proposed development.
- m) A neighbor expressed concerns regarding impacts to Laura Ave by emergency vehicles responding to any emergencies of the proposed development.

A majority of the neighbors' comments and concerns focused on the traffic impacts to Laura Ave and issues with University Parkway. They felt the plan and traffic study did not adequately address the impacts specifically to Laura Ave. The neighbors were asked if it was possible for the requested plan not to make a connection to Laura Ave for general traffic use, but make that an emergency access only, so that all traffic generated from the development would be directed to University Parkway, would that change their opinion of the request. The response was that



would not change their opposition as they felt this would not adequately address other safety issues, nor address the existing issues with University Parkway.

Upon review and comments from City Staff, the access to Laura Avenue was removed and the TIA updated. A revised site plan was sent to the neighbors that attended the meeting along with an update for the June 8 Planning Board meeting on Thursday, May 25, 2023.

Please refer to attached letter and plans/exhibits from the meeting.

Respectfully submitted,

A handwritten signature in blue ink that reads "Luke G. Dickey". The signature is written in a cursive, flowing style.

Luke Dickey, PLA
Vice President
Stimmel Associates, P.A.



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING

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02/28/2023

You are invited to: **A Virtual Neighborhood Meeting**

Regarding: A meeting to review the proposed rezoning plan for a Commercial Development containing a proposed Bank and Restaurant without Drive-Through Service. The site is approximately 2.77 acres located at the South East intersection of University Parkway and Laura Avenue. It is currently zoned Highway Business (HB-S), Limited Business (LB-L), and Residential Single Family (RS12). The request is to rezone to one contiguous Highway Business (HB-S) District. The proposed rezoning and site plan will be reviewed by the Planning Board and City Council is the final approval authority.

A preliminary site plan of the proposed development is printed on the back of this page. Please note that the rezoning review process is fluid and the site plan shown may change through the review process to address comments by the city or neighbors.

If you would like to join the online meeting, please email Stimmel (Agent of Petitioner) at outreach@stimmelpa.com before 12:00pm (Noon) Wednesday, March 8th, 2023. Please include University Parkway in the subject line so Stimmel staff will know which project the email is regarding. Staff will respond with a link which will allow you to attend the meeting.

WHEN? Thursday, March 9th, 2023
From 5:30 - 6:30 p.m.

WHERE? Online Via Microsoft Teams

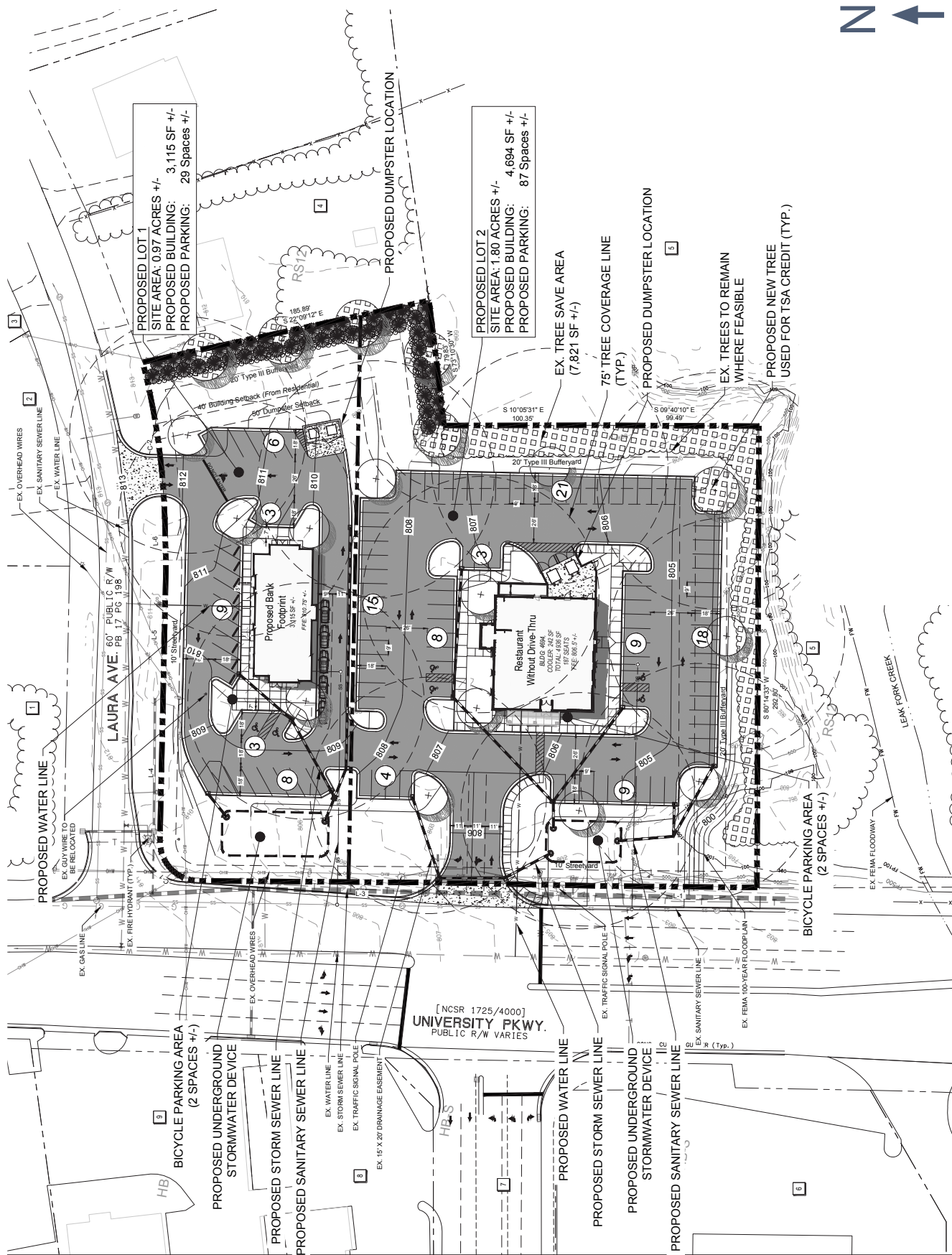


For more information please contact Luke Dickey at 336-723-1067 or Email Stimmel at outreach@stimmelpa.com

Preliminary Site Plan On Back ➡



Site Plan



**This is a preliminary site plan and is subject to change throughout the rezoning process based on city staff comments and neighborhood feedback.*

Agosto Damariz Z
207 Laura Ave
Winston Salem Nc 27105

Alvarado Velasquez Inocente
116 Oak Summit Rd
Winston Salem Nc 27105

Barnhill James A
Po Box 371
Rose Hill Nc 28458

Beroth Mock University Llc
Po Box 1176
King Nc 27021

Boggs Timothy L
204 Barlow Cir
Winston Salem Nc 27105

Bregel James
120 Barlow Cir
Winston-Salem Nc 27105

Burnette David Alan
142 Barlow Cir
Winston Salem Nc 27105

Cager Wanda S
164 Laura Ave
Winston Salem Nc 27105

Carvalho Jose Cipriano
110 Oak Summit Rd
Winston Salem Nc 27105

Charles Mordeki Noah
1315 Creekshire Way
Winston Salem Nc 27103

Childs Alana M
201 Laura Ave
Winston Salem Nc 27105

Clark Patrick Dale
151 Averlan Ct
Winston Salem Nc 27105

Cochrane Sherry D
160 Laura Ave
Winston Salem Nc 27105

Cothren Shirley W
124 Barlow Cir
Winston Salem Nc 27105

Cottrell Dianne
146 Barlow Cir
Winston Salem Nc 27105

Cruz Cardenas Monica Adilene
154 Southview Dr
Winston-Salem Nc 27127

Current Resident
109 Laura Ave
Winston-Salem, Nc 27105

Current Resident
112 Oak Summit Rd
Winston-Salem, Nc 27105

Current Resident
114 Laura Ave
Winston-Salem, Nc 27105

Current Resident
119 Barlow Cir
Winston-Salem, Nc 27105

Current Resident
128 Barlow Cir
Winston-Salem, Nc 27105

Current Resident
128 Laura Ave
Winston-Salem, Nc 27105

Current Resident
133 Barlow Cir
Winston-Salem, Nc 27105

Current Resident
141 Laura Ave
Winston-Salem, Nc 27105

Current Resident
151 Laura Ave
Winston-Salem, Nc 27105

Current Resident
153 Laura Ave
Winston-Salem, Nc 27105

Current Resident
155 Laura Ave
Winston-Salem, Nc 27105

Current Resident
168 Oak Summit Rd
Winston-Salem, Nc 27105

Current Resident
172 Laura Ave
Winston-Salem, Nc 27105

Current Resident
174 Laura Ave
Winston-Salem, Nc 27105

Current Resident
202 Kevin Dr
Winston-Salem, Nc 27105

Current Resident
210 Kevin Dr
Winston-Salem, Nc 27105

Current Resident
211 Barlow Cir
Winston-Salem, Nc 27105

Current Resident
215 Kevin Dr
Winston-Salem, Nc 27105

Current Resident
220 Barlow Cir
Winston-Salem, Nc 27105

Current Resident
232 Barlow Cir
Winston-Salem, Nc 27105

Current Resident
5455 University Pkwy
Winston-Salem, Nc 27105

Dapp Ronald Thomas
156 Laura Ave
Winston-Salem Nc 27105

Davis Joe B
5468 Dogwood Dr
Winston Salem Nc 27105

Dayton Hudson Corporation
Po Box 9456
Minneapolis Mn 55440

Dickerson Debra Ann
204 Oak Summit Rd
Winston Salem Nc 27105

Duke Energy Carolinas Llc
Po Box 1007
Charlotte Nc 28201

Emilson Dale F
190 Laura Ave
Winston Salem Nc 27105

Finch Sarah
2105 Wildrose Dr
Decatur Ga 30032

Forsyth County
201 N Chestnut St
Winston-Salem Nc 27101

Gabriel Marcelo Gamaliel Mota San
4498 Tise Ave
Winston Salem Nc 27105

Gainer Maggie Hoey
126 Oak Summit Rd
Winston-Salem Nc 27105

Garcia Bedolla Ma Guadalupe
143 Laura Ave
Winston Salem Nc 27105

Gentle Thomas
164 Linbrook Dr
Winston Salem Nc 27106

Griffin Judi Charlene
107 Laura Ave
Winston Salem Nc 27105

Griffin Kenneth G
184 Laura Ave
Winston Salem Nc 27105

Griffin Thomas Joseph
1212 Vanclair Dr
Winston Salem Nc 27105

Groves Kevin Brooks
125 Barlow Cir
Winston-Salem Nc 27105

Gutierrez Wanda Ivelisse
120 Oak Summit Rd
Winston Salem Nc 27105

Helmsman Homes Llc
Po Box 3965
Mooresville Nc 28117

Hernandez Ceferino Chan
1020 Cayuga St
Winston Salem Nc 27105

Hunter Kay Inc
1277 Rockingham Road
Rockingham Nc 28379

James Stephen Lee
2718 N Liberty St
Winston Salem Nc 27105

Janosko Emil M
444 Highland Ct
Mays Landing Nj 08330

Jarrett Pamela
168 Laura Ave
Winston-Salem Nc 27105

Jimenez Brayan Corro
231 Barlow Cir
Winston-Salem Nc 27105

Jones Martha Marie
117 Laura Ave
Winston Salem Nc 27105

Joyce Verona
Po Box 11242
Winston Salem Nc 27116

King Claudette
325 Mclean Ave #3
Yonkers Ny 10705

Kmc Associates Llc
208 Harmon Ln
Kernersville Nc 27284

Lisenby Rodney
200 Laura Ave
Winston Salem Nc 27105

Littlefield Dennis Kirkland
233 Barlow Cir
Winston Salem Nc 27105

Luviano Amadeo Campos
130 Laura Ave
Winston Salem Nc 27105

Maness Calyssa Jo
150 Laura Ave
Winston-Salem Nc 27105

Mcclusky Thomas Chester
2571 E Westport Dr
Anaheim Ca 92806

McNutt Hollis S
513 Sunset Dr
Winston Salem Nc 27107

Mcwo Ltd Partnership
4007 Country Club Rd Ste A
Winston Salem Nc 27104

Medina North Court Llc
1790 Coral Way 3rd Fl
Miami Fl 33145

Midland Brighton Pittsford Realty
Corporation
Po Box 901
Deerfield Il 60015

Modahl Michael A
208 Oak Summit Rd
Winston Salem Nc 27105

Moore Raymond
200 Oak Summit Rd
Winston Salem Nc 27105

Murdock Natalie B
167 Laura Ave
Winston Salem Nc 27105

Nelson William L
3550 Buena Vista Rd
Winston Salem Nc 27106

Partida Rey Carlos
217 Barlow Cir
Winston Salem Nc 27105

Pearson Amanda
1201 Apperly Pl
Sandy Springs Ga 30350

Petro Helen M
116 Laura Ave
Winston Salem Nc 27105

Pichardo Alyson Eduardo
152 Laura Ave
Winston Salem Nc 27105

Piedmont Natural Gas Co
Po Box 33068
Charlotte Nc 28233

Ponak Cordell
153 Barlow Cir
Winston Salem Nc 27105

Poole Kevin Scott
235 Wheel Crest Dr
Winston Salem Nc 27127

Quiboloy James P
169 Laura Ave
Winston Salem Nc 27105

Real People Real Homes Llc
Po Box 590
Pfafftown Nc 27040

Regalado Ricardo Gomez
126 Laura Ave
Winston Salem Nc 27105

Register Bobby
67 London Dr
Palm Coast Fl 32137

Renegar Erefele
301 Fairwinds Ct
Forest Va 24551

Rogers Richard A
211 Kevin Dr
Winston Salem Nc 27105

Santiago Carlos
3224 Shopton Rd
Charlotte Nc 27217

Seawell Nathan
5460 Dogwood Dr
Winston Salem Nc 27105

Serranno-Bonilla Guillermo Oswaldo
180 Laura Ave
Winston Salem Nc 27105

Shadrick Peggy Crosby
122 Oak Summit Rd
Winston Salem Nc 27105

Sifontes Hilda M
228 Barlow Cir
Winston Salem Nc 27105

Sorto Miguel Antonio Rios
161 Laura Ave
Winston Salem Nc 27105

Southern Bell Telephone & Telegraph
Company
1155 Peachtree Ne St
Atlanta Ga 30309

Spears Yvette Nicole
221 Barlow Cir
Winston Salem Nc 27105

Stafford Linda G
175 Laura Ave
Winston Salem Nc 27105

Starnes Natatia Juanette
205 Laura Ave
Winston Salem Nc 27105

Strickland Andrea Adams
3120 Kensington Pl
Winston Salem Nc 27103

Swaim Nellie H
125 Laura Ave
Winston Salem Nc 27105

Tanner Kathy Creson
179 Laura Ave
Winston Salem Nc 27105

Thomas Charles H
229 Barlow Cir
Winston Salem Nc 27105

Timmons Cynthia W
5469 Dogwood Dr
Winston Salem Nc 27105

Tucci James M
1751 Meadow Glen Dr
Winston Salem Nc 27127

Valente Jose L
127 Laura Ave
Winston Salem Nc 27105

Vb Six Llc
3500 Park Center Dr Ste 100
Dayton Oh 45414

Weeks Lesslie Victoria
176 Laura Ave
Winston Salem Nc 27105

Weidl Properties Llc
2806 Reynolda Rd
Winston-Salem Nc 27106

Wells Donald Lee
214 Kevin Dr
Winston Salem Nc 27105

Williams A T Oil Co
2990 Bethesda Pl Ste 604c
Winston-Salem Nc 27103

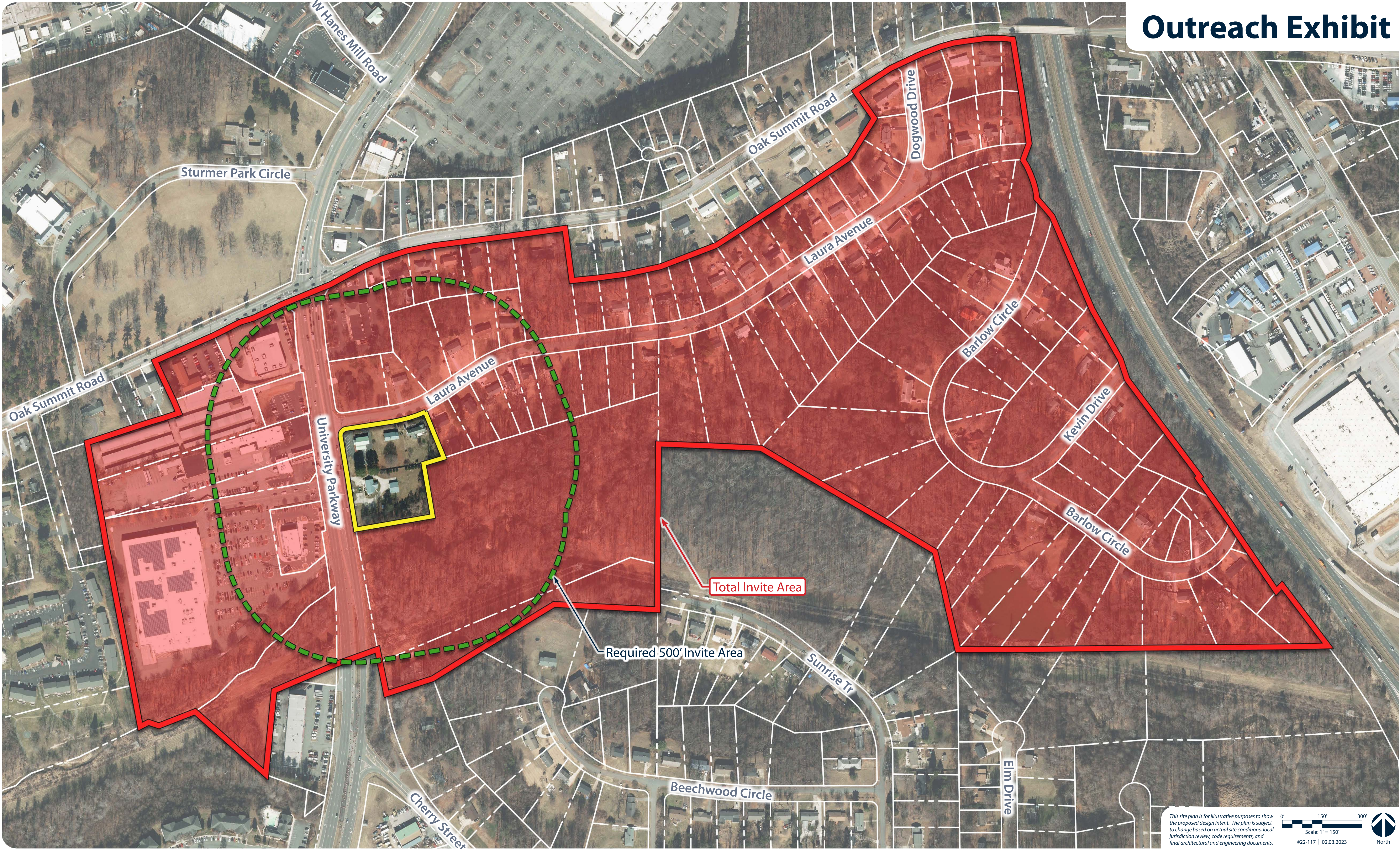
Williams A T Oil Co
539 S Main St
Findlay Oh 45840

Williams Clarence Henry
595 Sommerdale Ct
Rural Hall Nc 27045

Williamson James Mason
120 Laura Ave
Winston Salem Nc 27105

Wilson Bonnie
230 Barlow Cir
Winston Salem Nc 27105

Xu Qun Ping
4575 Bottoms Rock Ln
Pfafftown Nc 27040



Track West - University Parkway

Winston-Salem, NC



Illustrative Site Plan



This site plan is for illustrative purposes to show the proposed design intent. The plan is subject to change based on actual site conditions, local jurisdiction review, code requirements, and final architectural and engineering documents.

